CASE SUMMARY

APPLICATION TYPE: SUBDIVISION FINAL PLAT

File Number: 7-SJ-07-F Related File Number:

Application Filed: 6/4/2007 Date of Revision:

Applicant: MICHAEL BRADY INC.



F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southside of West Gallaher Ferry Road, northwest of Hickory Creek Road

Other Parcel Info.:

Tax ID Number: 116 8.03 Jurisdiction: County

Size of Tract: 5.009 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

8/20/2007 10:53 AM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Goose Landing, Resubdivision of Lot 3

No. of Lots Proposed: 3 No. of Lots Approved: 3

Variances Requested: 1. To reduce the required improvements of a JPE that serves more than 6 lots to existing conditions.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Deny Variance DENY Final Plat

Staff Recomm. (Full):

Comments: Staff has recommended denial of this plat because all conditions for approval were not met by

corrections deadline. Applicant is seeking to subdivide an existing 5 acre lot into 3 lots. The existing 5 acre lot is served by an un-named, 15' wide, paved easement serving 10 addresses at this time. The easement does not meet the required standards for a Joint Permanent Easement that serves six or more lots as required by the Minimum Subdivision Regulations. The applicant has now requested a

variance to reduce the required standards of the easement to existing conditions.

MPC Action: Denied MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: Deny Variance

DENY Final Plat

Date of MPC Approval: Date of Denial: 8/9/2007 Postponements: 7/12/2007

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

8/20/2007 10:53 AM Page 2 of 2